

## Dependencies

### 7.1 Project Dependencies

#### 7.7.1 Please outline any project dependencies.

#### Dependencies for delivery of the CWRC

##### Critical dependencies with our direct control

Dependency	Outline Plan
Supply chain engagement	To use their framework partner @One Alliance and its supply chain to deliver the project within overarching programme governance.

##### Critical dependencies outside our direct control

Dependency	Outline Plan
Secure HIF grant	Submit a compelling business case.
<b>Confirm automatic status of CWRC relocation as an NSIP</b>	<b>Submit a compelling case to PINS.</b>
Secure NSIP status for the project through Section 35 should the need arise	Submit a credible application to the Secretary of State.
DCO confirmation	Submit a high quality DCO application.
Planning permission/CPO route (if automatic NSIP status is not confirmed or Section 35 not approved)	Submit a robust planning application and justification for the CPO.

#### Dependencies for delivery of the housing masterplan

##### Critical dependencies within our control

Dependency	Outline Plan
Vacant Possession	<p>The Council and Anglian Water will provide access to U+I to undertake intrusive site investigations to inform the remediation strategy and the development of the Environmental Impact Assessment. Early access for intrusive investigations will be agreed in advance of vacant possession. The vacant possession dates are as follows:</p> <p>The core site will be released for re-development in 3 parts:</p> <ol style="list-style-type: none"> <li>a. Phased vacant possession of Cambridge City Council land will commence from [REDACTED]</li> <li>b. 10% of Anglian Water land can be released [REDACTED] months ahead of completion of decommissioning period in Q1 - 2024</li> </ol>

	c. 90% balance of Anglian Water in Q2 – 2025
Environmental Impact Assessment	The Council will work with U+I to screen the requirements for an EIA with the local planning authority, Cambridge City Council. U+I will make an EIA screening request at an early stage in the project to inform project strategy and programme. It is expected that the local planning authority will confirm a positive screening opinion and that an EIA will be required. The scope of the EIA will be agreed early and all project timeline implications including required geotechnical investigations, ecological surveys, technical studies, Environmental Statement (ES) preparation, and the planning determination period, are currently allowed for in the target programme. The EIA activities across the CNFE core site are currently scheduled to take place between EIA scoping in Q4 2019 through to planning application with EIA in Q2 2021.
Decommissioning of the Anglian Water's existing water recycling centre	Major land owner Anglian Water will commence the decommissioning of their existing water recycling centre in Q2 2024 following completion of their relocation to a new site. The decommissioning period will take ■ months during which the Master Developer will have access to undertake elements of site preparation. Vacant possession of the remainder of Anglian Water's site will take place in Q2 2025.
Delivery of strategic infrastructure	All strategic infrastructure outside of the development plots (site preparation and remediation, primary roads, utility distribution, highway junction improvements, green infrastructure and public realm) will be delivered in phases reflecting the site vacant possession dates. The completion of this strategic infrastructure will be aligned with the subsequent development of the housing plots.
Procurement of neighbourhood plot developers	A delivery and marketing strategy will be agreed so that each land parcel is brought to market at the optimum time with an emphasis on placemaking and speed of delivery. This will be aligned with planning obligations, infrastructure delivery, and market conditions at the time.

### Critical dependencies outside our direct control

Dependency	Outline Plan
Alignment with the evolving Area Action Plan (AAP) for the wider CNFE area	The Greater Cambridge Planning Services team are working closely with U+I and keeping them informed of AAP development. The hybrid planning application will (within reason) reflect the evolving AAP but the direction of the AAP is outside the control of the Council (and JV) as landowners.
Hybrid planning consent	U+I are appointed to prepare a hybrid planning application for the CNFE core site (sites 1A and 1B). The hybrid application will seek consent for outline planning on the housing and mixed-use development plots while seeking detailed planning consent for all strategic infrastructure to enable the development plots. The hybrid application is planned for submission in Q2 2021 with determination including allowance for the risk of a judicial review in Q4 2021. This period and decision is subject to Greater Cambridge Planning Services and other planning stakeholder and outside the control of the land owners.
Diversion of the overhead HV power cables	We will aim to procure UK Power Networks to divert the existing overhead 132KV power cables as soon as possible in the site preparation stage. The earliest this work can commence will be during the decommission period of the existing CWRC by Anglian Water which is planned for 2024. This is subject to negotiations with UKPN and Anglian Water and is outside the control of the land owners.